

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, June 28, 2004**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Bloomfield, Kreider, Raser, Senhauser and Spraul-Schmidt, Sullebarger and Wallace present. Absent: Chatterjee and Kirk

### **CERTIFICATE OF APPROPRIATENESS, 435 MILTON STREET, PROSPECT HILL DISTRICT**

Staff member Caroline Kellam presented report on an application for a Certificate of Appropriateness to construct second and third floor balconies on the rear elevation of 435 Milton Street. Owner/developer Mr. Terry Patterson stated that he would prefer the option of using a wood railing instead of the metal recommended by staff, but accepted the Board's decision to require metal.

### **BOARD ACTION**

The Board voted unanimously (motion by Sullebarger, second by Spraul-Smith), to take the following actions:

1. Approve a Certificate of Appropriateness for the construction of balconies on the rear elevation of 435 Milton Street with the following conditions:
  - a. Metal railings should be uniform on the 3<sup>rd</sup> and 2<sup>nd</sup> floors and consistent with existing steps and railing on Cumber; and
  - b. Any revisions and final plans shall be reviewed and approved by the Urban Conservator prior to issuing a Certificate of Appropriateness and a building permit.

### **CERTIFICATE OF APPROPRIATENESS & ZONING VARIANCES, 315 BOAL STREET PROSPECT HILL HISTORIC DISTRICT**

Staff member Caroline Kellam presented the staff report on an application for a Certificate of Appropriateness and zoning variances for work at 315 Boal Street. 315 Boal is actually the rear portion and a second street frontage of a through lot that includes the Milton Boal condominiums at 322-324 Milton Street. Ms. Kellam stated the applicant proposes to replace an existing 6' high wood privacy fence, expand and reconfigure the existing parking lot, extend a rear deck at grade and install additional landscaping.

She explained that the zoning code limits the height of fencing to 4' and requires it be no more than 50% opaque. The district guidelines prohibit wood fences at the street. Zoning variances will be required for the solid 6-foot fence that will create privacy, provide security and screen garbage cans from the street. She said the removal of the existing fencing and the additional landscaping will enhance the property.

The Board agreed that the cedar fence as proposed would be an improvement aesthetically. The fact that it shields parking and garbage is a benefit to the district and justification for the zoning variances and Certificate.

**BOARD ACTION**

The Board voted unanimously (motion by Bloomfield, second by Sullebarger) to take the following actions:

1. Grant a zoning variance for the 6' height and more than 50% opacity of the fence as per Chapter 1421-33 (b) of the Cincinnati Zoning Code finding that such relief from the literal implication of the Zoning Code:
  - a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district; and
  - c) Will not be materially detrimental to the public health, safety, and welfare or injurious to the property in the district or vicinity where the property is located.
2. Approve a Certificate of Appropriateness for the construction of a new concrete parking pad, new fencing, landscaping, additional decking and bench.

**CERTIFICATE OF APPROPRIATENESS, SPECIAL EXCEPTION, AND  
ZONING VARIANCE 1908 DUNLAP STREET OVER-THE-RHINE HISTORIC  
DISTRICT**

Staff member Caroline Kellam presented the staff report for a Certificate of Appropriateness and special exception to the zoning code in order to convert the industrial building at 1908 Dunlap Street into six loft residential units. Ms. Kellam indicated that the property is located in an MG (Manufacturing General) zoning district, so will require a special exception under §1419-23 of the Zoning Code to allow loft dwelling units on the first floor.

Ms. Kellam said the project as a whole appears to meet the historic district guidelines; however, the parking lot area and the treatment of the existing garage have not been defined/detailed and may require zoning variance at a later date. The entry to the building will be reoriented from Dunlap and a new covered entry with handicap ramp built off the parking lot to the north. Additionally, Ms. Kellam identified three areas of concern to staff - demolition of the rear portion of the building, the infill of all the basement openings and the elimination of the Dunlap Street entry. The owners/developers Greg Badger and Jeff Kattencamp were present to answer questions from the Board.

Ms. Kellam said that the applicants propose to remove the one-story, brick, shed-roofed section to the east and replace it with a wood privacy fence to enclose a new patio area and storage for trash receptacles. Staff suggested that the roof might be removed and the east wall lowered, but that the south wall should remain. In response to Mr. Senhauser, Ms. Kellam said this was an original part of the building (that housed the boiler and coal bin), not an addition, but that portions of the wall have been modified and are in poor repair. Mr. Badger said the area would have to be filled and retaining the entire portion would be impractical. Mr. Bloomfield said he was not concerned about losing that portion of the building, particularly given its location on an alley. In answer to Ms. Wallace, Ms. Kellam indicated there were no additional detail drawings of the proposed fencing.

Ms. Kellam indicated the applicants propose to close the basement windows on all elevations and infill the openings with brick or block. Staff has suggested that those openings along the public alley and on Dunlap remain open and fitted with security grills. Those on the north elevation that are obscured by the new handicap ramp and those that can be shielded by planting could be infilled. Mr. Badger said that security was of great concern, particularly on the alley. He asked that the Board permit him to infill those windows that faced a public way. The Board indicated it was aware of the security issues in this location of Over-the-Rhine and sympathetic to the problem. The Board agreed to allow the basement windows facing Dunlap Street and the alley to be infilled. Mr. Badger agreed to retain the basement openings on the north façade that will remain open to view. The new infill would be recessed a few inches behind the wall, on the plan of the present windows.

Ms. Sullebarger suggested that the basement windows on the Dunlap Street façade be infilled with stone to match the existing foundation. The Board agreed that the existing recessed entry could then be brought forward as a new brick wall on a new stone base. The infill would be designed to be compatible with the balance of the façade; windows and doors would match those on the rest of the building.

### **BOARD ACTION**

The Board voted unanimously (motion by Sullebarger, second by Kreider) to take the following actions:

1. Grant a special exception as per Chapter 1445-03 and 07(b) of the Cincinnati Zoning Code to allow the first floor residential use finding that such relief from the literal implication of the Zoning Code:
  - a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district; and
  - c) Will not be materially detrimental to the public health, safety, and welfare or injurious to the property in the district or vicinity where the property is located.
2. Approve a Certificate of Appropriateness for the rehabilitation of 1908 Dunlap Street with the following conditions:
  - a. Save at least the south wall of the one story rear portion of the building in whole or in part and creating a patio area within the shell.
  - b. Install basement windows with security grates in window openings that are visible along the north elevation, infill with split-faced block on the south side elevations, and infill with stone on the west elevation.
  - c. Submit a landscape plan and parking that meets the Zoning Code requirements for the entire project prior to construction.
  - d. Submit elevation drawings of changes to the garage.
  - e. Revise the Dunlap Street elevation to retain the character of the existing façade.
  - f. Find that the existing painted wall signs add to the historic character of the building.

- g. Any revisions and final plans be reviewed and approved by the Urban Conservator prior to issuing a Certificate of Appropriateness and a building permit.
3. Grant a zoning variance of Chapter 1427.03-11 of the Cincinnati Zoning Code allowing the historic wall signs to remain.

**OTHER BUSINESS**

An announcement was made that 3CDC was presenting the Washington Park Redevelopment Plan to the Over-the-Community Council at 6:00p.m. at the Over-the-Rhine Recreation Center. The Board expressed interest in having a similar session, particularly to identify issues that will be subject to future historic review. Mr. Forwood will contact 3CDC to schedule a presentation.

**ADJOURNMENT**

As there were no other items for consideration by the Board, the meeting adjourned.

---

William L. Forwood  
Urban Conservator

---

John C. Senhauser  
Chairman

---

Date